

046.0

0004

0028.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

934,800 / 934,800

USE VALUE:

934,800 / 934,800

ASSESSED:

934,800 / 934,800


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City	
47-51		LEWIS AVE, ARLINGTON	

OWNERSHIP		Unit #:
Owner 1:	DINUCCI DARIN P	
Owner 2:		
Owner 3:		

Street 1:	637 BOSTON AVE
Street 2:	

Twn/City:	MEDFORD
St/Prov:	MA
Postal:	02155

St/Prov:	MA	Cntry:		Own Occ:	N
Postal:	02155		Type:		

PREVIOUS OWNER

Owner 1:	DINUCCI DARIN P/TRUSTEE -
Owner 2:	DINUCCI TRUST -
Street 1:	47 LEWIS AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

St/Prov:	MA	Cntry:		Own Occ:	N
Postal:	02474		Type:		

NARRATIVE DESCRIPTION

This parcel contains 5,400 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1900, having primarily Vinyl Exterior and 3132 Square Feet, with 4 Units, 2 Baths, 2 3/4 Baths, 0 HalfBath, 20 Rooms, and 10 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		5400		Sq. Ft.	Site		0	80.	1.08	1									465,601						465,600	

IN PROCESS APPRAISAL SUMMARY												Legal Description											
Use Code												Land Size											
111												Building Value											
5400.000												Yard Items											
469,200												Land Value											
465,600												Total Value											
934,800																							

User Acct
33001
GIS Ref
GIS Ref
Insp Date
11/28/18

Prior Id # 1:	33001
Prior Id # 2:	
Prior Id # 3:	
Date	Date
12/10/20	19:03:14
PRINT	LAST REV
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Date	Result	By	Name
11/28/2018	MEAS&NOTICE	CC	Chris C
4/13/2009	Meas/Inspect	163	PATRIOT
2/3/2003	External Ins	PM	Peter M
3/7/2000	Measured	263	PATRIOT
10/1/1983		SL	

 Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 20 - Apts 4-8	2	Rating: Good		Full Bath: 2	Rating:			2 UNITS GAS/STEAM	2 UNITS OIL/STEAM.										
Sty Ht: 2H - 2 & 1/2 Sty				A Bath: 2	Rating:														
(Liv) Units: 4	Total: 4			3/4 Bath: 2	Rating: Average														
Foundation: 3 - BrickorStone				A 3QBth: 2	Rating:														
Frame: 1 - Wood				1/2 Bath: 2	Rating:														
Prime Wall: 4 - Vinyl				A HBth: 2	Rating:														
Sec Wall: 2	%			OthrFix: 2	Rating:														
Roof Struct: 1 - Gable																			
Roof Cover: 1 - Asphalt Shgl																			
Color: GRAY																			
View / Desir:																			
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID											
Grade: C - Average				Kits: 4	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 2									
Year Blt: 1900	Eff Yr Blt:			A Kits: 2	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
Alt LUC:	Alt %:			Fpl: 2	Rating:			Other											
Jurisdct: G4	Fact: .			WSFlue: 2	Rating:			Upper											
Const Mod:								Lvl 2											
Lump Sum Adj:								Lvl 1											
INTERIOR INFORMATION				CONDOS INFORMATION				Lower											
Avg Ht/FL: STD				Location: 1				Totals	RMs: 20	BRs: 10	Baths: 2	HB							
Prim Int Wall: 2 - Plaster				Total Units: 1															
Sec Int Wall: 2	%			Floor: 1															
Partition: T - Typical				% Own: 1															
Prim Floors: 3 - Hardwood				Name: 1															
Sec Floors: 2	%																		
Bsmnt Flr: 12 - Concrete																			
Subfloor:																			
Bsmnt Gar:																			
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 2 - Gas																			
Heat Type: 5 - Steam																			
# Heat Sys: 4																			
% Heated: 100		% AC: 100																	
Solar HW: NO		Central Vac: NO																	
% Com Wall		% Sprinkled: 100																	
MOBILE HOME				Make:	Model:	Serial #:		Year:	Color:										
SPEC FEATURES/YARD ITEMS				PARCEL ID 046.0-0004-0028.0								IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N	Total Yard Items:			Total Special Features:			Total:												